

Transmittal Checklist

Hearing Date
December 18, 2012
Agenda Item Number
3

Project Number: R2008-00616-(5)
Case(s): CUP No. 200800074
Contact Person: Rob Glaser

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	DPW Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FD Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Written Comments (Town Council Letter)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Photos/Photo Simulation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aerial (Ortho/Oblique) Image(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Reviewed By:





Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

R2008-00616-(5)

HEARING DATE

December 18, 2012

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 200800074
Environmental Assessment No. 200800047

PROJECT SUMMARY

OWNER / APPLICANT

Presbyteria of San Fernando

MAP/EXHIBIT DATE

5/17/2012

PROJECT OVERVIEW

The applicant, Presbyteria of San Fernando, is requesting a Conditional Use Permit (CUP) to authorize the operation of an existing church facility in the A-2-10,000 (Heavy Agricultural – 10,000 Square Foot Minimum Required Lot Area) zone. The church facility includes an existing 3,840 square-foot church assembly building with an existing 1,645 square-foot pastor's residence. There is no expansion or new construction proposed for the church structure or the pastor's residence. The lot is relatively flat and no grading is being proposed as part of the request. The church was legally established with building permits in 1966. Churches were not required to obtain a CUP in the A-2 zone until November 5, 1971 per Ordinance Number 10,366. Churches were a permitted use by right in the A-2 zone until then.

LOCATION

35461 87th Street East, Littlerock

ACCESS

Via 87th Street East

ASSESSORS PARCEL NUMBER(S)

3049-023-015

SITE AREA

4.62 Acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Areawide General Plan

ZONED DISTRICT

Littlerock

LAND USE DESIGNATION

N2 – (Non-Urban 2)

ZONE

A-2-10,000

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Southeast Antelope Valley

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Antelope Valley Areawide General Plan and Los Angeles County General Plan
- Satisfaction of the following Sections of Title 22 of the Los Angeles County Code:
 - 22.56.040 (CUP burden of proof requirements)
 - 22.24.150 (A-2 Zone Development Standards)

RECOMMENDATION

Approval

CASE PLANNER:

Rob Glaser

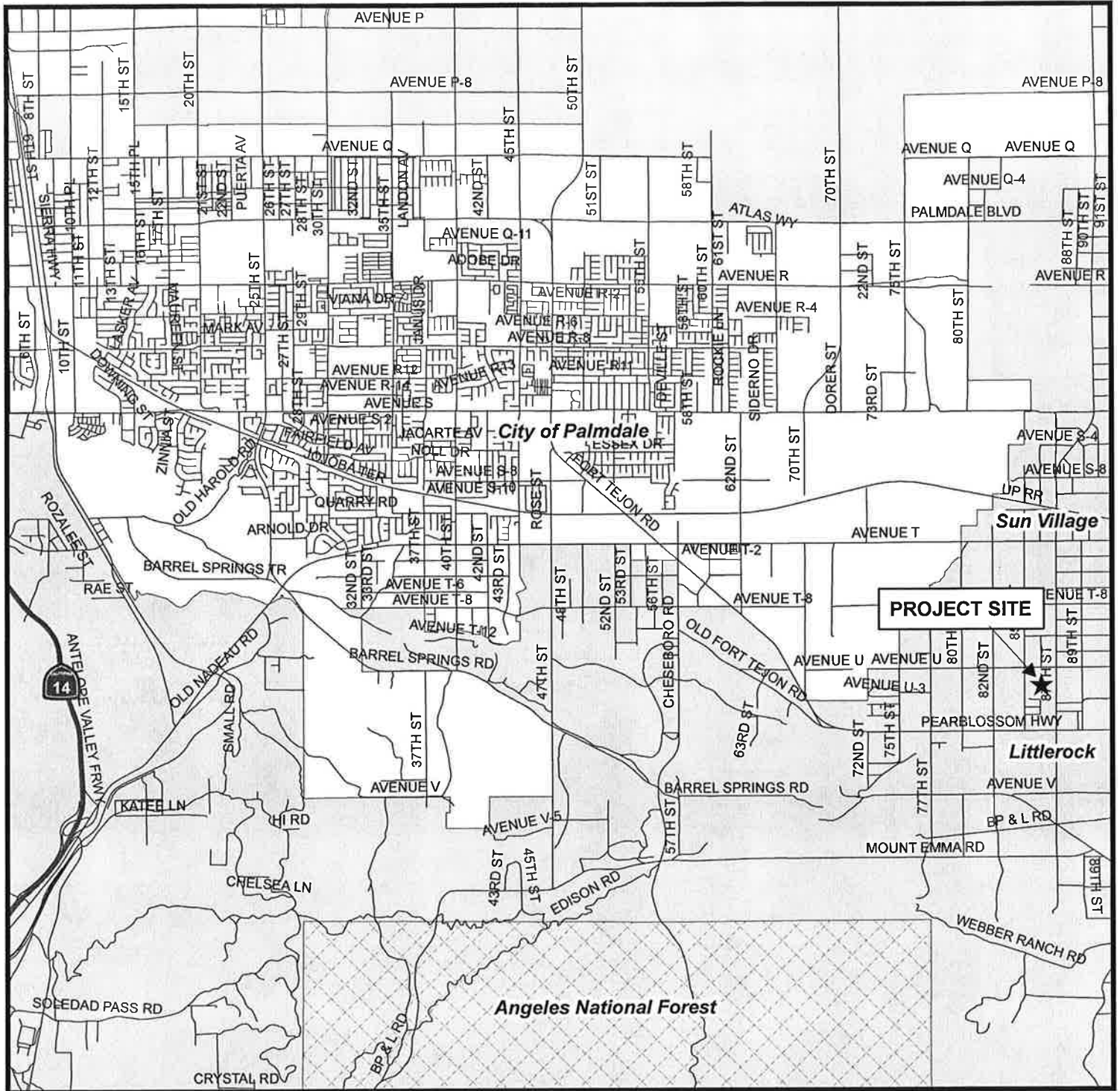
PHONE NUMBER:

(213) 974 - 6443

E-MAIL ADDRESS:

rglaser@planning.lacounty.gov

VICINITY MAP



Legend

- Freeways
- TB Streets
- National Forest
- Unincorporated Area

PROJECT NO. R2008-00616-(5)
CONDITIONAL USE PERMIT NO. 200800074

0 3,750 7,500 15,000 22,500 30,000 Feet

1 inch = 6,000 feet



ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for the continued operation of an existing church facility in the A-2-10,000 (Heavy Agricultural – 10,000 Square Foot Required Minimum Lot Size) zone pursuant to Los Angeles County ("County") Code Section 22.40.280.

PROJECT DESCRIPTION

To authorize the continued operation and maintenance of an existing church facility in the A-2-10,000 zone. The church facility includes an existing 3,840 square-foot church building with an existing 1,645 square-foot pastor's residence. There is no expansion or new construction proposed for the church structure or the pastor's residence. The lot is relatively flat and no grading is being proposed as part of the request. The church was legally established with building permits in 1966. Churches were not required to obtain a CUP in the A-2 zone until November 5, 1971 per Ordinance Number 10,366. Churches were a permitted use by right in the A-2 zone until then.

EXISTING ZONING

The subject property is zoned A-2-10,000 in the Littlerock Zoned District.

Surrounding properties are zoned as follows:

North: A-2-10,000.

South: A-2-10,000.

East: A-2-1 (Heavy Agricultural – One Acre Required Minimum Lot Size).

West: A-2-10,000.

EXISTING LAND USES

The subject property is developed with a church and a pastor's residence.

Surrounding properties are developed as follows:

North: Vacant land and single-family residences.

South: Vacant land and single-family residences.

East: Vacant land.

West: Vacant land.

PREVIOUS CASES/ZONING HISTORY

Certificate of Compliance 200900066 – Recorded on August 25, 2009. The Certificate of Compliance process determined that the subject parcel is a legal parcel.

Ordinance No. 6690 – Adopted on May 17, 1955, established the A-2-10,000 Zone for the subject property.

ENVIRONMENTAL DETERMINATION

County staff recommends that this project qualifies for a Class 1 Categorical Exemption (Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines, since the project is for the continued operation of a church and a pastor's residence with no changes other than an upgrade to the wastewater treatment system. No grading is associated with the project. Therefore,

staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

Antelope Valley Areawide General Plan and the General Plan Consistency

The project site is designated within the N-2 (Non-Urban 2 – up to 1.0 dwelling units per acre) land use category in the Antelope Valley Areawide General Plan (“Plan”). The Plan states, “Within the various land use classification shown on the Land Use Policy Map, there may be a variety of existing (or potential) sites devoted to open space, public or semi-public uses such as schools, churches, parks, flood control basins or channels, communication facilities and other similar community-serving uses.” (pg. VI-10 (i), Policies Applicable to All Land Use Classifications (2)) The project request is for the continued operation of an existing church facility which is community-serving, and qualifies in a class of projects found not to have a significant effect on the environment. Therefore, the continued operation of the church facility is consistent with the intent of the Plan.

The following general policy from the Countywide General Plan (“General Plan”) is applicable to the project and serves as guidelines for development:

1. Public Services policy 59: *“Promote the development and use of new and improved water and waste management technology.”*
 - It was determined that the existing church facility’s on-site wastewater treatment system did not have sufficient capacity to serve the current occupant load. The facility’s on-site wastewater treatment system was upgraded to serve the current and future occupant loads and therefore the continued operation of the church being able to provide a community-serving facility for the surrounding neighborhood with an improved waste management system is consistent with this policy.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.40.280 of the County Code, uses in the A-2 - Zone are subject to the following development standards:

- A. Front, side and rear yards shall be provided as required in Zone R-1.
 - The church and pastor’s residence meets required setbacks. The sign for the church was originally located within the public highway right of way and will be relocated out of the right of way.
- B. Single-family residential uses shall be subject to all development standards applying to Zone R-1, except as otherwise specified in this Title 22.
 - The pastor’s residence of the church facility meets building height requirements. The pastor’s residence is appurtenant to the church facility and is not considered a single-family residence.
- C. Premises on Zone A-2 shall provide the required area as specified in Part 2 of Chapter 22.52.

- The subject property is 4.62 acres in size and meets the minimum lot size requirement of 10,000 square feet.

Neighborhood Impact/Land Use Compatibility

The surrounding existing land uses are primarily vacant land with the exception of few single-family residences. The existing church facility has been operating for more than 45 years without any complaint. It is important to maintain community-serving facilities in rural areas of the County which does not always offer such services.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.090 of the County Code.

- A. That the requested use at the location will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

The existing church facility is of significant distance from residential units in the area, approximately 340 feet to the northwest. The existing church facility has been operating more than 45 years without complaint. This church facility is community-serving and compatible with surrounding neighborhood. The continued operation of the said church facility as existing and no alternations or modifications proposed would not adversely affect the health, peace, comfort or welfare of persons residing in the area, nor is the use detrimental to the enjoyment or valuation of property location within the vicinity.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

The subject property is approximately 4.62 acres in size and can accommodate required development features and is able support the existing church facility, including setback, parking and other development features. Sufficient parking is available on the subject property for the church facility. Access to the facility is via 87th Street East.

- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required.

Access to the subject property is via 87th Street East through an unimproved 20-foot wide driveway to the north of the church and a 20-foot wide driveway to the south of the church. 87th Street East is of sufficient width of a 24 foot two lane road currently and

has a 100-foot of right-of-way for future development to allow an anticipated traffic for the church facility.

The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff has comments from County Department of Public Works, Public Health, Fire and Parks and Recreation. In their letter dated December 30, 2010, Public Works recommends approval of the CUP with recommended conditions regarding road-related easements and removal or relocation of an existing sign within the right-of-way. Public Health in their letter dated September 27, 2012, recommends approval of the CUP with a recommended condition regarding installation of the on-site wastewater treatment system.

Additional comments were received from Fire (dated October 20, 2010) and Parks and Recreation (dated July 3, 2012) indicating their review of the project and no additional conditions recommended nor any impact to their facilities.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff has not received any comments at this time.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Conditional Use Permit Number 200800074, subject to the attached conditions, since the existing church facility has been operating and maintained for more than 45 years without complaint or problem and without any proposed expansion or intensification of use. This facility is consistent with the goals and policies set forth in the General Plan and the Antelope Valley Areawide General Plan. A place for religious worship is permitted in the A-2 zone with a CUP. It is important to maintain community-serving facilities in rural areas of the County that does not offer such services.

SUGGESTED APPROVAL MOTION

I MOVE TO CLOSE THE PUBLIC HEARING AND ADOPT THE CATEGORICAL EXEMPTION.

I MOVE TO APPROVE CONDITIONAL USE PERMIT NUMBER 200800074 WITH FINDINGS AND CONDITIONS.

Prepared by Rob Glaser, Principal Regional Planning Assistant
Reviewed by Susan Tae, Supervising Regional Planner, Zoning Permits North Section

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Site Photographs, Aerial Image
Site Plan

SMT:RG
12-6-12

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2008-00616-(5)
CONDITIONAL USE PERMIT NO. 200800074**

1. **ENTITLEMENT REQUESTED.** The applicant, Presbyteria of San Fernando, is requesting a Conditional Use Permit ("CUP") to authorize the continued operation and maintenance of an existing church facility located in the A-2-10,000 (Heavy Agricultural – 10,000 Square Foot Minimum Required Lot Area) Zone pursuant to Los Angeles County ("County") Code Section 22.24.150.
2. **HEARING DATE.** December 18, 2012
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** *A duly noticed public hearing....*
4. **PROJECT DESCRIPTION.** A CUP To authorize the continued operation and maintenance of an existing church facility in the A-2-10,000 zone. The church facility includes an existing 3,840 square-foot church building with an existing 1,645 square-foot pastor's residence. There is no expansion or new construction proposed for the church structure or the pastor's residence. The lot is relatively flat and no grading is being proposed as part of the request. The church was legally established with building permits in 1966. Churches were not required to obtain a CUP in the A-2 zone until November 5, 1971 per Ordinance Number 10,366. Churches were a permitted use by right in the A-2 zone until then.
5. **LOCATION.** 35461 87th Street East, Littlerock, CA
6. **EXISTING ZONING.** The subject property is zoned A-2-10,000 in the Littlerock Zoned District.

Surrounding properties are zoned as follows:

North: A-2-10,000.

South: A-2-10,000.

East: A-2-1 (Heavy Agricultural – One Acre Required Minimum Lot Size).

West: A-2-10,000.

7. **EXISTING LAND USES.** The subject property is developed with a church and a pastor's residence.

Surrounding properties are developed as follows:

North: Vacant land and single-family residences.

South: Vacant land and single-family residences.

East: Vacant land.

West: Vacant land.

8. **PREVIOUS CASES/ZONING HISTORY.**

Certificate of Compliance 200900066 – Recorded on August 25, 2009. The Certificate of Compliance process determined that the subject parcel is a legal parcel.

Ordinance No. 6690 – Adopted on May 17, 1955, established the A-2-10,000 Zone for the subject property.

9. **ANTELOPE VALLEY AREAWIDE GENERAL PLAN AND THE GENERAL PLAN CONSISTENCY.**

Antelope Valley Areawide General Plan and the General Plan Consistency

The project site is designated within the N-2 (Non-Urban 2 – up to 1.0 dwelling units per acre) land use category in the Antelope Valley Areawide General Plan (“Plan”). The Plan states, “Within the various land use classification shown on the Land Use Policy Map, there may be a variety of existing (or potential) sites devoted to open space, public or semi-public uses such as schools, churches, parks, flood control basins or channels, communication facilities and other similar community-serving uses.” (pg. VI-10 (i), Policies Applicable to All Land Use Classifications (2)) The project request is for the continued operation of an existing church facility which is community-serving, and qualifies in a class of projects found not to have a significant effect on the environment. Therefore, the continued operation of the church facility is consistent with the intent of the Plan.

The following general policy from the Countywide General Plan (“General Plan”) is applicable to the project and serves as guidelines for development:

- A. Public Services policy 59: *“Promote the development and use of new and improved water and waste management technology.”*
 - It was determined that the existing church facility’s on-site wastewater treatment system did not have sufficient capacity to serve the current occupant load. The facility’s on-site wastewater treatment system was upgraded to serve the current and future occupant loads and therefore the continued operation of the church being able to provide a community-serving facility for the surrounding neighborhood with an improved waste management system is consistent with this policy.

10. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.**

Pursuant to Section 22.40.280 of the County Code, uses in the A-2 - Zone are subject to the following development standards:

- A. Front, side and rear yards shall be provided as required in Zone R-1.
 - The church and pastor’s residence meets required setbacks. The sign for the church was originally located within the public highway right of way and will be relocated out of the right of way.
- B. Single-family residential uses shall be subject to all development standards applying to Zone R-1, except as otherwise specified in this Title 22.

- The pastor's residence of the church facility meets building height requirements. The pastor's residence is appurtenant to the church facility and is not considered a single-family residence.
- C. Premises on Zone A-2 shall provide the required area as specified in Part 2 of Chapter 22.52.
- The subject property is 4.62 acres in size and meets the minimum lot size requirement of 10,000 square feet.

11. NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.

The surrounding existing land uses are primarily vacant land with the exception of few single-family residences. The existing church facility has been operating for more than 45 years without any complaint. It is important to maintain community-serving facilities in rural areas of the County which does not always offer such services.

12. COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.

Comments have been received from County Department of Public Works, Public Health, Fire and Parks and Recreation. In their letter dated December 30, 2010, Public Works recommends approval of the CUP with recommended conditions regarding road-related easements and removal or relocation of an existing sign within the right-of-way. Public Health in their letter dated September 27, 2012, recommends approval of the CUP with a recommended condition regarding installation of the on-site wastewater treatment system.

Additional comments were received from Fire (dated October 20, 2010) and Parks and Recreation (dated July 3, 2012) indicating their review of the project and no additional conditions recommended nor any impact to their facilities.

13. LEGAL NOTIFICATION AND PUBLIC OUTREACH. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

14. PUBLIC COMMENTS.

No comments have been received.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

15. The project request is for the continued operation and maintenance of an existing church facility, which is community-serving, and qualifies in a class of projects found not to have a significant effect on the environment.

Therefore, the continued operation of the WTF is consistent with the intent of the Plan.

16. The existing church facility is of significant distance from residential units in the area, approximately 340 feet to the northwest. The existing church facility has been operating more than 45 years without complaint. This church facility is

community-serving and compatible with surrounding neighborhood. The continued operation of the said church facility as existing and no alternations or modifications proposed would not adversely affect the health, peace, comfort or welfare of persons residing in the area, nor is the use detrimental to the enjoyment or valuation of property location within the vicinity.

Therefore, the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

17. The subject property is approximately 4.62 acres in size and can accommodate required development features and is able support the existing church facility, including setback, parking and other development features. Sufficient parking is available on the subject property for the church facility. Access to the facility is via 87th Street East.

Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area.

18. Access to the subject property is via 87th Street East through an unimproved 20-foot wide driveway to the north of the church and a 20-foot wide driveway to the south of the church. 87th Street East is of sufficient width of a 24 foot two lane road currently and has a 100-foot of right-of-way for future development to allow an anticipated traffic for the church facility.

Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

ENVIRONMENTAL DETERMINATION

19. The project is for the continued operation of a church and a pastor's residence with no changes other than an upgrade to the wastewater treatment system. No grading is associated with the project.

Therefore, the project qualifies as a Categorical Exemption Class 1 (Existing Facilities) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

20. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 30 years.
21. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer has considered the Categorical Exemption for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Number 200800074 is Approved subject to the attached conditions.

SMT:RG

12-5-12

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2008-00616-(5)
CONDITIONAL USE PERMIT NO. 200800074**

PROJECT DESCRIPTION

The project is to authorize the continued operation and maintenance of an existing church facility in the A-2-10,000 zone. The church facility includes an existing 3,840 square-foot church building with an existing 1,645 square-foot pastor's residence. There is no expansion or new construction proposed for the church structure or the pastor's residence. The church facility is subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9, shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on December 18, 2042.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the church facility and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with

the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$400.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for two (2) inspections. The first inspection will take place one year after the approval of this grant and the other inspection will take place six (6) months prior to the expiration of this grant. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal

decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **four (4) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **four (4) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

19. This grant shall authorize the continued operation and maintenance of an existing church facility and accessory pastor's residence.
20. The permittee shall comply with all conditions set forth in the attached County Department of Public Works letter dated December 30, 2010 and County of Public Health letter dated September 27, 2012.

Attachments:

Department of Public Works Letter dated December 30, 2010.
Department of Public Health Letter dated September 27, 2012.
Fire Department Letter dated October 20, 2010.
Department of Parks and Recreation Letter dated July 3, 2012.



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: **LD-1**

December 30, 2010

TO: Mark Child, AICP
Zoning Permits I Section
Department of Regional Planning

Attention ~~Rob Glaser~~

FROM:  Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 200800074
PROJECT NO. R2008-00616
35461 87TH STREET EAST
ASSESSOR'S MAP BOOK NO. 3049, PAGE 23, PARCEL 15
UNINCORPORATED COUNTY AREA OF LITTLEROCK

- ☒ Public Works recommends approval of this CUP.
- ☐ Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for the CUP No. 200800074, in the unincorporated County area of Littlerock, located near the intersection of 87th Street East and Pearblossom Highway. The applicant, Presbyterian of San Fernando, is not proposing any expansion or new construction to the existing 3,480-square-foot church facility or the existing 1,642-square-foot Pastor's residence. The requested permit is only to operate an existing church facility in the A-2 (Heavy Agricultural) Zone. The church was legally established with building permits in 1966. Churches were not required to obtain a CUP until November 5, 1971, per Ordinance No. 10,366 and were permitted use by right in the A-2 Zone until then. Therefore, this church is a legal nonconforming use.

Upon approval of the site plan, we recommend the following conditions:

1. Road

1.1 Dedicate 10 feet (60 feet from centerline) of slope/drainage easements beyond the existing road right of way (50 feet from centerline) on 87th Street East for future widening of the major highway to the satisfaction of Public Works. A fee will be required for the review and processing of the easement documents.

1.2 Remove/relocate the existing monument sign outside of the existing road right of way and proposed slope easements.

For questions regarding the road conditions, please contact Mathew Dubiel at (626) 458-4921 or mdubiel@dpw.lacounty.gov.

2. Drainage

2.1 Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties; to eliminate the sheet overflow and ponding; and to comply with National Pollutant Discharge Elimination System, Stormwater Management Plan, and Standard Urban Stormwater Mitigation Plan requirements.

For questions regarding the drainage condition, please contact Chris Sheppard at (626) 458-4921 or csheppard@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:ca

PROJECT 2008-00616 CUP200800074 35461 87TH STREET EAST, LITTLEROCK - EXISTING CHURCH.DOCX



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

JACQUELINE TAYLOR, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Land Use Program
Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 960-2740

www.publichealth.lacounty.gov



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September 27, 2012

TO: Rob Glaser
Zoning Permits North Section
Department of Regional Planning

FROM: Ken Habaradas, M.S., REHS 
Environmental Health Division
Department of Public Health

SUBJECT: PERMIT CONSULTATION
PROJECT NO. R2008-00616-(5) / CUP 200800074
35461 87TH STREET EAST, LITTLEROCK (APN 3049-023-016)

- ☒ Public Health recommends approval of this CUP.
- ☐ Public Health does **NOT** recommend approval of this CUP.

The Department of Public Health has reviewed the information provided for the project identified above. The CUP is for the continued operation of the Presbyterian of San Fernando, an existing church facility in the A-2-10,000 zone.

Public Health recommends the following conditions upon approval of the CUP:

1. The onsite wastewater treatment system shall be installed in conformance with the design approval issued by the Department, dated September 27, 2011.

If you have any questions or require additional information, please contact me at (626) 430-5382.



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: October 20, 2010

TO: Department of Regional Planning
Permits and Variances

PROJECT #: CUP R2008-00616

LOCATION: 35461 87th Street East, Littlerock (Co.)

- ☐ The Fire Department Land Development Unit has no additional requirements for this permit.
- ☐ The required fire flow for this development is _____ gallons per minute for _____ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. _____ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☐ Verify and flow test _____ 6" X 4" X 2 1/2" fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ **Comments:** THIS PROJECT IS CLEARED BY THE FIRE DEPARTMENT FOR PUBLIC HEARING.
- ☒ **Water:** Fire flow performed by Littlerock Creek Irrigation District on 10-15-2010 is adequate.
- ☒ **Access:** Fire apparatus access as depicted on the Site Plan dated 09-29-2010 is adequate.
- ☐ **Special Requirements:** _____

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: ***SCOTT JAEGLI***



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

July 3, 2012

Sent via e-mail: rglaser@planning.lacounty.gov

TO: Rob Glaser
Department of Regional Planning

FROM: Julie Yom *JY*
Environmental and Regulatory Permitting Section

SUBJECT: **PERMIT CONSULTATION
COUNTY PROJECT NO. R2008-00616-(5)
RCUP 20080074
35461 87th STREET EAST, LITTLEROCK**

The above project has been reviewed for potential impacts on the facilities of this Department. We have determined that the proposed project will not affect any Departmental facilities.

Thank you for including this Department in the review of this notice. If we may be of further assistance, please contact Ms. Julie Yom at (213) 351-5127 or jyom@parks.lacounty.gov.

JY: R2008-00616/ Littlerock_existing church facility

c: Parks and Recreation (N. E. Garcia, K. King, J. Rupert, J. Barber, L. Bradley)

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

THIS PROJECT IS A CHURCH FOR THE REVERENCE OF
GOD AND CHRIST, THIS IS A PLACE OF WORSHIP
FOR THE SURROUNDING COMMUNITY, THEREFORE IT SHALL
BE AN ASSET FOR THE PEOPLE WHO LIVE THERE.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

THE SITE IS ADEQUATELY SIZED WITH PLENTY
OF ROOM TO SPARE IF NEEDED FOR FUTURE
ADDITIONS.

- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required

HIGHWAY 138 PROVIDES ADEQUATE ACCESS TO THE
PROJECT AS DOES THE LITTLEROCK COMMUNITY
ENJOY ITS PRESENCE. THE SITE IS CLOSE TO THE
LITTLEROCK COMMUNITY WHERE ALL CIVILIZED
SERVICES MAY BE FOUND.



④ VIEW LOOKING SOUTH



② VIEW LOOKING EAST



① VIEW LOOKING WEST



④ VIEW LOOKING SOUTH



① VIEW LOOKING WEST (FRONT)



① VIEW LOOKING WEST



③ VIEW LOOKING NORTH



① VIEW LOOKING WEST

2

VIEW LOOKING EAST



3

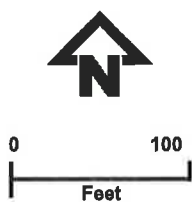
VIEW LOOKING NORTH





Department of Regional Planning

Printed: Dec 05, 2012



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